

GILLESPIE FIELD DEVELOPMENT COUNCIL  
May 15, 2007

AGENDA ITEM # 9

United States Border Patrol  
Proposed New Lease

BACKGROUND

The Border Patrol has had a lease on the north east corner of Gillespie Field for a number of years. The Border Patrol continues to use the facility as a vehicle storage and maintenance facility. The previous lease expired October 31, 2006 and Border Patrol is currently on holdover, until July 31, 2007.

PROPOSAL

Proposed New Lease for United States Border Patrol (Current Contract Nos. 71919R

Term - The lease will have a term of 5 years, commencing on August 1, 2007 and terminating July 31, 2012.

Parcel - The Premises total 1.98 acres.

Rent – San Diego County and the Federal Government have agreed that the starting rental rate for the new lease will be \$4,000.00 per acre per month, or a total of \$7,920.00 per month. The contract will provide a standard 4% rental increase year over year for a five year lease, as stated below:

Months 1-12	\$7,920.00 per month
Months 13-24	\$8,236.80 per month
Months 25-36	\$8,566.30 per month
Months 37-48	\$8,908.90 per month
Months 47-60	\$9,265.30 per month

Minimum Capital Improvements – There are no minimum capital improvements. The use is for outdoor storage only.

The new lease is based on the standard lease form with all changes approved by the County Counsel.

**RECOMMENDED MOTION**

*"Gillespie Field Development Council recommends that the Board of Supervisors approve the new lease between the County of San Diego and the United States Border Patrol."*